

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: AUGUST 6, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

GPA-27309 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request to Amend a portion of the  
Southeast Sector Plan of the General Plan FROM: MLA (MEDIUM DENSITY RESIDENTIAL)  
TO: SC (SERVICE COMMERCIAL) on 1.01 on the south side of Lake Mead Boulevard,  
approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225),  
Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

3

City Council Meeting

8

**RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup Referenced from the 06-12-08 Planning Commission Meeting Item 14

Motion made by RICKI Y. BARLOW to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 113-115.

LYNN AFFLECK, Engineer, 4987 Idaho Avenue, and MARCEL EZEOKÉ, 235 Hyckam  
Avenue, owner of Emerald Lake, Inc., were present. MR. EZEOKÉ stated he is proposing to  
open a medical pharmacy facility with a retail facility. He has worked with the community,  
COUNCILMAN BARLOW and City staff.

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MR. AFFLECK explained that the previous building was larger and was reduced to provide better circulation.

BEATRICE TURNER, West Las Vegas, stated that when she appeared at the Planning Commission meeting, she was confronted by those residents who support this project. Her concern was the size of the project, but now she has no problem with the project as its size was reduced.

EDDIE WATSON, 1624 J Street, appeared in favor of the project because MR. EZEOKÉ is the first person to come into a community and develop a project on his own. He is not asking for money or land and will bring a high quality development. When he was diagnosed with cancer in 2004, MR. EZEOKÉ was helpful in delivering his medication.

GLORIA BANKS spoke in support of the project and stated that the applicant also delivered her medication and he takes care of his customers. This facility will be closer to her home.

LESLIE and CAROL RAWL appeared in support. MR. RAWL stated he has been going to this pharmacy for many years and appreciates the fact that MR. EZEOKÉ knows and treats every individual with compassion. He always goes the extra mile. MRS. RAWL stated that MR. EZEOKÉ personally brought her the medication she needed. The current facility is too small, and the facility will help the neighborhood grow.

FAYE WILKINSON stated that when she did not have the money to pay for her medication, the applicant still gave her the medication. The facility will be a welcome addition to the empty lot.

WENDELL VENERABLE, 1921 West Cartier Avenue, stated this is the only pharmacy that will deliver medication to its customers.

ROBERT WHITE, 1240 West Bartlett Avenue, indicated it is a good idea to have a pharmacy at this location. It will be convenient for him, as it is within walking distance from his residence.

MR. EZEOKÉ discussed with the Mayor that currently Emerald Pharmacy is located at 500 South Martin Luther King Boulevard, on the corner of Alta Drive and Martin Luther King Boulevard. COUNCILWOMAN TARKANIAN indicated that she hears wonderful compliments about this pharmacy.

COUNCILMAN BARLOW discussed with MR. EZEOKÉ the reason he is moving is that most of his customers live in the Martin Luther King Boulevard/Lake Mead Boulevard area. He owns the land and feels it will better serve the community. Additionally, with the expansion of Martin Luther King Boulevard, the current building will eventually be destroyed.

COUNCILMAN BARLOW remarked he met with the applicant while he was part of former COUNCILMAN WEEKLY'S staff. This facility is exactly what the community needs. He appreciates the applicant working with the residents to address the residents' concerns with

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regards to the wall and the positioning of the building, ensuring the traffic ingress and egress flows well along Lake Mead Boulevard. He looks forward to the applicant continuing to be a leader within the community.

MAYOR GOODMAN remarked that the Council oftentimes has to make tough decisions and much of the time residents are against a project. It was such a pleasure to hear MR. EZOEKE'S customers speaking so well of him and he should be proud of himself to have established that kind of trust and devotion.

MAYOR GOODMAN declared the Public Hearing closed for Items 113-115.

